

Preliminary for Review

MINUTES

STATE BUILDING COMMISSION MEETING

MAY 10, 2007

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

12:40 p.m.	Department of Transportation	Commissioner Gerald Nicely
12:44 p.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
12:45 p.m.	University of Tennessee	Dr. John Petersen
12:46 p.m.	Tennessee Board of Regents	Chancellor Charles Manning
12:48 p.m.	Department of Finance and Administration	
12:52 p.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
Ron Ramsey, Lieutenant Governor
Dave Goetz, Commissioner, Department of Finance and Administration
John G. Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer
Riley Darnell, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

OTHERS PRESENT

Mike Fitts, State Architect	Amanda Hoback, Bond Finance
Georgia Martin, State Architect's Office	Dwight Hensley, Environment and Conservation
Alan Robertson, Assistant State Architect	David Gregory, Tennessee Board of Regents
Charles Garrett, Real Property Administration	George Criss, University of Tennessee
Charles Harrison, Comptroller's Office	Alvin Payne, University of Tennessee
Dave Thurman, Legislative Budget Office	Gary Rogers, University of Tennessee
Janie Porter, Attorney General's Office	Randy Lovett, Department of Transportation
Jerry Preston, Tennessee Board of Regents	Steve Hall, Department of Transportation
Diane Uhler, Tennessee Board of Regents	Derrick Tibbs, Department of Transportation
Dennis Raffield, THEC	Alan Durham, Department of Transportation
Nancy Blevins, Finance and Administration	George Brummett, Finance & Administration
Mike Morrow, Finance and Administration	Greg Spradley, Finance & Administration
Pat Haas, Bond Finance	

Speaker Naifeh called the meeting to order at 12:40 p.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF TRANSPORTATION

12:40 p.m.

Commissioner Gerald Nicely requested action on the following matter.

TDOT QUARTERLY STATUS REPORT

- 1) Commissioner Nicely presented the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002". Comptroller Morgan asked about the reduction in federal funds available for highways and if that reduction is likely to continue. Commissioner Nicely responded that, as long as the war in Iraq goes on, reductions can be expected. The Commission accepted the report.

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

12:44 p.m.

Assistant Commissioner Larry Lance requested action on the following matter.

CUMBERLAND TRAIL STATE SCENIC PARK, HAMILTON COUNTY, TENNESSEE

- 1) Approved a project and acknowledgement of the source of funding for **Viewing Platform** at Cumberland Trail State Scenic Park, Hamilton County, with work to be accomplished by Tennessee Youth Conservation Corps with assistance from Departmental consultants.

Estimated Project Cost:	\$5,000.00
<i>SBC Project No.</i>	<i>126/031-01-2007</i>

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UNIVERSITY OF TENNESSEE

12:45 p.m.

Dr. John Petersen requested action on the following matters.

THE UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$2,040,000.00 to \$2,100,000.00 (\$60,000.00 increase) of a project for **Roof Replacements** at the University of Tennessee, Knoxville, and authorization to award a contract to Henley Roofing Company, in the amount of \$440,000.00, based on bids received March 27, 2007.

Revised Estimated Project Cost: \$2,100,000.00
SBC Project No. 540/009-04-2002

- 2) Approved a project and acknowledgment of the source of funding for **Volleyball / Indoor Track Feasibility Study** at the University of Tennessee, Knoxville, and the selection of Bullock Smith & Partners to provide the study.

Estimated Project Cost: \$60,000.00
SBC Project No. 540/009-02-2007

- 3) Approved a request to do a limited rebid on a project for **Steam Plant Improvements** at the University of Tennessee, Knoxville.

Estimated Project Cost: \$12,000,000.00
SBC Project No. 540/009-09-2005

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TENNESSEE BOARD OF REGENTS

12:46 p.m.

Chancellor Charles Manning requested action on the following matters.

Statewide

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$9,215,000.00 to \$9,283,000.00 (a \$68,000.00 increase) and acknowledgement of source of funding for **CFC Chillers Replacements (Part 2)** for Systemwide programs.

Revised Estimated Project Cost: \$9,283,000.00
SBC Project No. 166/000-02-2001

Dyersburg State Community College, Dyersburg, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$980,000.00 to \$1,080,000.00 (a \$100,000.00 increase), and acknowledgment of source of funding, for **Chemistry Laboratory Update** at Dyersburg State Community College in Dyersburg, and authorization to award a Construction Contract to Forcum Lannon Contractors in the amount of \$956,659.00 based upon the base bid received April 18, 2007.

Revised Estimated Project Cost: \$1,080,000.00
SBC Project No. 166/017-02-2004

Discussion of Bids

- 1) **East Tennessee State University**
(Main Campus Apartments Phase 2)
SBC Project No. 166/005-07-2006
Bid date: 05-09-2007
SBC Action: Referred to Subcommittee with authority to act
- 2) **Chattanooga State Technical Community College**
(CBIH HVAC Update)
SBC Project No. 166/012-01-2006
Bid date: 05-09-2007
SBC Action: Referred to Subcommittee with authority to act
- 3) **Tennessee State University**
(Housing Fire Safety Upgrades)
SBC Project No. 166/001-04-2006
Bid date: 05-09-2007
SBC Action: Referred to Subcommittee with authority to act

DEPARTMENT OF FINANCE AND ADMINISTRATION

12:48 p.m.

R.S. GASS COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$560,000.00 to \$720,000.00 (\$160,000.00 increase) of a project for **HVAC Upgrade** at R.S. Gass Complex, and authorization to award a contract to John Bouchard & Sons in the amount of \$588,712.00, based on bids received April 26, 2007.

Revised Estimated Project Cost: \$720,000.00
SBC Project No. 460/020-01-2007

LEGISLATIVE PLAZA AND WAR MEMORIAL BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request to fully plan a project for **Accessibility Improvements** at the Legislative Plaza and War Memorial Building, and the selection of Moody Nolan, Ltd. to plan the project.

Estimated Project Cost: \$1,700,000.00
Estimated Planning Cost: \$ 120,000.00
SBC Project No. 529/045-01-2007

STATEWIDE

- 1) State Architect Mike Fitts presented a request for approval to increase the maximum liability amount from \$2,550,000 to \$5,000,000 on the contract for **Emergency Response Restoration** with ServPro Industries, which provides risk management services to the State. Treasurer Sims asked what the State planned to do once this contract period expired, and Mr. Fitts responded that he expected the project to be rebid. The Commission approved the request as presented.

SBC Project No. 529/000-08-2004

- 2) Approved a request for a revision in funding and acknowledgement of the source of funding from \$202,800.00 to \$277,800.00 (\$75,000.00 increase) and approval to exercise the State's option to extend the term of the contract with SKIRE, Inc. for one year for **Construction Management Application System**.

Revised Estimated Project Cost: \$277,800.00
SBC Project No. 529/000-17-2006

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for renovation of space on the Third Floor of the William R. Snodgrass Tennessee Tower, for the **State Training Center**, with work to be accomplished through the Direct Order Contract.

Estimated Project Cost: **\$850,000.00**

SBC Project No. 529/079-01-2007

- 2) Approved a request for an additional \$110,000.00 for **Decoupling** work in the William R. Snodgrass Tennessee Tower, Nashville, with Metro Government and the State sharing equally in the cost of the additional work.

SBC Project No. 529/079-01-2005

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STATE BUILDING COMMISSION

12:52 p.m.

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes from the State Building Commission meeting held on April 12, 2007.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED
10% OF BASE CONTRACT AMOUNT**

- 1) **East Tennessee State University**
(Electrical Upgrade, Part 2)
Change Order No. 8
Change Order Amount: \$37,233.15
Change Order Percent: 4.03
Cumulative Percent 15.43
SBC Project No. 166/005-02-2004
- 2) **East Tennessee State University**
(Electrical Upgrade, Part 2)
Change Order No. 7
Change Order Amount: \$3,997.98
Change Order Percent: 0.43
Cumulative Percent 11.39
SBC Project No. 166/005-02-2004
- 3) **Middle Tennessee State University**
(Academic Space Renovations)
Change Order No. 1
Change Order Amount: \$9,710.94
Change Order Percent: 10.69
Cumulative Percent 10.69
SBC Project No. 166/009-05-2006
- 4) **Bicentennial Mall State Park**
(Maintenance)
Change Order No. 2
Change Order Amount: \$25,884.00
Change Order Percent: 3.06
Cumulative Percent 12.27
SBC Project No. 126/124-01-2004

SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on March 26, 2007.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended.

- 1) **Legislative Plaza and War Memorial Building**
(Accessibility Improvements – Full Planning)
Estimated Project Cost: \$1,700,000.00
Estimated Planning Cost: \$ 120,000.00
SBC Project No. 529/045-01-2007
Designer: **MOODY NOLAN, LTD**
- 2) **University of Tennessee at Knoxville**
(Volleyball / Indoor Track Feasibility Study)
Estimated Project Cost: \$60,000.00
SBC Project No. 540/009-02-2007
Designer: **BULLOCK SMITH & PARTNERS**

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There being no further business, the meeting adjourned at 12:52 p.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration